

Statement of Information
**Single residential property located in
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 2/45 Vernon Street, Croydon

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$420,000 & \$460,000

Median sale price

(*Delete house or unit as applicable)

Median price \$565,000 *House *Unit X Suburb Croydon

Period - From 01/09/2017 to 30/09/2017 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/9 Fortuna Avenue, Croydon	\$425,000	07/09/2017
2/62 Surrey Road East, Croydon	\$467,000	05/08/2017
1/73 Hewish Road, Croydon	\$472,000	28/09/2017